



# Notice of Public Hearing

A PUBLIC HEARING has been scheduled before the City of Temecula COMMUNITY DEVELOPMENT DIRECTOR to consider the matter described below:

**CASE NO:** PA16-1451

**APPLICANT:** Bernard Truax II

**PROPOSAL:** A Tentative Parcel Map to merge eight parcels into one to allow development of hotel generally located on the south side of 3rd Street between Front Street and Mercedes Street. The Map will also allow for the merger of two parcels into one on the north side of 3rd Street between Front Street and Mercedes for a parking structure for the hotel.

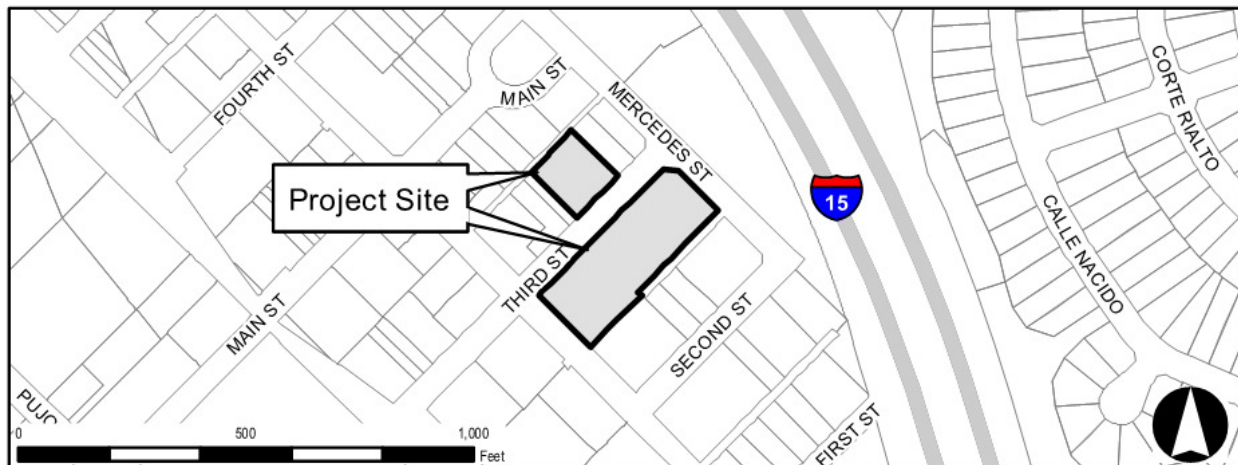
**ENVIRONMENTAL:** In accordance with the California Environmental Quality Act (CEQA), the proposed project is exempt from further environmental review and a Notice of Exemption will be adopted in compliance with CEQA (Section 15162, Subsequent EIRs and Negative Declarations)

**CASE PLANNER:** Eric Jones, (951) 506-5115

**PLACE OF HEARING:** City of Temecula, Great Oak Conference Room, 41000 Main St., Temecula, CA

**DATE OF HEARING:** July 13, 2017

**TIME OF HEARING:** 1:30 p.m.



The complete agenda packet (including **any supplemental materials**) will be available for viewing in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula) after 4:00 p.m. the Friday before the Planning Commission Meeting. At that time, the packet may also be accessed on the City's website – [TemeculaCA.gov](http://TemeculaCA.gov) and will be available for public review at the respective meeting. Any writing distributed to a majority of the Commission regarding any item on the Agenda, after the posting of the Agenda, will be available for public review in the Main Reception area at the Temecula Civic Center (41000 Main Street, Temecula), 8:00 a.m. – 5:00 p.m. In addition, such material will be made available on the City's website – [TemeculaCA.gov](http://TemeculaCA.gov) – and will be available for public review at the meeting.

Any petition for judicial review of a decision of the Planning Commission shall be filed within time required by, and controlled by, Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. In any such action or proceeding seeking judicial review of, which attacks or seeks to set aside, or void any decision of the Planning Commission shall be limited to those issues raised at the hearing or in written correspondence delivered to the City Clerk at, or prior to, the public hearing described in this notice.

Questions? Please call the Community Development Department at (951) 694-6400.